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WARRANTY DEED

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GERARD C. CARON and DONNA E. CARON of Waterville, County of Kennebec and State of Maine for consideration paid, grant to CAMILLE F. RANCOURT and MADELINE O. RANCOURT of Oakland, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, bounded and described as follows:

Commencing at a point in the southerly right of way line of Eustis Parkway, at the point in the northeast corner of premises now or formerly of one William Taggart; thence in a general easterly direction along the southerly right of way line of Eustis Parkway a distance of 100 feet to a point; thence in a general southerly direction along the westerly line of premises now or formerly of Robert A. Rosenthal a distance of 100 feet to a point; thence in a general westerly direction a distance of 100 feet to a point in the easterly line of premises now or formerly of one William Taggart; thence in a general northerly direction along the easterly line of premises of one William Taggart a distance of 100 feet to the point of beginning.

No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than 35 feet from the line of any street; provided, however, that porticoes projecting not over 3 feet, steps and bay windows are to be allowed on said reserved space, No part of any building shall be placed nearer than 10 feet from any sideline. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than \$40,000.00. The garage, unless built as part of the house, shall be set back at least 60 feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on this lot having less than 100 feet frontage on the street. The finish grade of the lot facing the street shall be not over 3 feet above the top surface of the centerline of the street when completed, and the top of the foundation wall of the house erected on said street shall not be over 4 feet above the top surface of said centerline of the street.

Being the same premises conveyed to Gerard C. Caron and Donna E. Caron by Quitclaim deed of Gerard C. Caron dated September 19, 1989 and recorded in the Kennebec County Registry of Deeds in Book 3618, Page 268.

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WITNESS our hands and seals this 1st day of March, 1991.

D. R. Butler
WITNESS

Gerard C. Caron
GERARD C. CARON

D. R. Butler
WITNESS

Donna E. Caron
DONNA E. CARON

THE STATE OF MAINE
Kennebec, ss.

March 1, 1991

Then personally appeared the above named GERARD C. CARON and DONNA E. CARON and acknowledged the foregoing instrument to be their free act and deed.

Before me, *D. R. Butler*
DAVID R. BUTLER
ATTORNEY AT LAW



DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 1993

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ATTEST: *Norma Ruth Mann*
REGISTER OF DEEDS